

040.0

0007

0006.0

Map

Block

Lot

1 of 1

Commercial

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

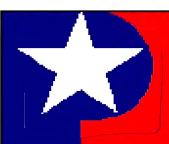
626,700 / 626,700

USE VALUE:

626,700 / 626,700

ASSESSED:

626,700 / 626,700


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
177 -181		BROADWAY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: EAST ARLINGTON REALTY LLC

Owner 2:

Owner 3:

Street 1: 177 BROADWAY

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ:

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: CAMPBELL PAUL R/ TRUSTEE -

Owner 2: EAST ARLINGTON REALTY TRUST -

Street 1: 177 BROADWAY

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .058 Sq. Ft. of land mainly classified as Restaur/Bar with a Restaurant Building built about 1925, having primarily Brick Exterior and 2070 Square Feet, with 2 Units, 0 Bath, 0 3/4 Bath, 3 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B2	NEIGH BUS	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
326	Restaur/Bar		2519		Sq. Ft.	Site		0	31.	5.00	CA									390,445						390,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
326	2519.000	229,700	6,600	390,400	626,700		27483
							GIS Ref
							GIS Ref
							Insp Date
							09/12/18

PREVIOUS ASSESSMENT								Parcel ID	040.0-0007-0006.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	326	FV	229,700	6600	2,519.	390,400	626,700		Year end	12/23/2021
2021	326	FV	229,700	6600	2,519.	384,100	620,400		Year End Roll	12/10/2020
2020	326	FV	229,700	6600	2,519.	377,900	614,200	614,200	Year End Roll	12/18/2019
2019	326	FV	215,100	6700	2,519.	352,700	574,500	574,500	Year End Roll	1/3/2019
2018	326	FV	215,100	2800	2,519.	314,900	532,800	532,800	Year End Roll	12/20/2017
2017	326	FV	215,100	2800	2,519.	277,100	495,000	495,000	Year End Roll	1/3/2017
2016	326	FV	215,100	2800	2,519.	207,800	425,700	425,700	Year End	1/4/2016
2015	325	FV	188,000	2900	2,519.	113,400	304,300	304,300	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT				PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes							
CAMPBELL PAUL R	72409-129	1	4/2/2019	Convenience			1	No	No								
	13849-541		12/1/1979			90,000	No	No	G								

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
6/29/2009	538	Re-Roof	12,325						4/26/2021	I & E Return	JO	Jenny O					
									5/20/2019	I & E Return	JO	Jenny O					
									9/12/2018	Meas/Inspect	PH	Patrick H					
									4/6/2016	I & E Return	MM	Mary M					
									3/12/2009	Meas/Inspect	197	PATRIOT					
									4/6/2000	Meas/Inspect	197	PATRIOT					
									10/1/1991		PM	Peter M					

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 74 - Restaurant				Full Bath:	Rating:			ARLINGTON FUEL OIL MYBROTHERS PLACE.													
Sty Ht: 1 - 1 Story				A Bath:	Rating:										55						
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:																
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																
Frame: 1 - Wood				1/2 Bath: 3	Rating: Average																
Prime Wall: 7 - Brick				A HBth:	Rating:																
Sec Wall:	%			OthrFix:	Rating:																
Roof Struct: 4 - Flat				OTHER FEATURES																	
Roof Cover: 4 - Tar & Gravel				Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units											
Color: BRICK				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O												
View / Desir:				Frl:	Rating:			Other													
GENERAL INFORMATION				WSFlue:	Rating:			Upper													
Grade: C - Average				CONDOS INFORMATION				Lvl 2													
Year Blt: 1925	Eff Yr Blt:			Location:				Lvl 1													
Alt LUC:	Alt %:			Total Units:				Lower													
Jurisdict:	Fact: .			Floor:				Totals	RMs: 0	BRs: 0	Baths:	HB 3									
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
INTERIOR INFORMATION				DEPRECIATION																	
Avg Ht/FL: 8				Phys Cond: AV - Average	35%																
Prim Int Wal 2 - Plaster				Functional:		%															
Sec Int Wall: 8 - Plyw Panel	25%			Economic:		%															
Partition: T - Typical				Special:		%															
Prim Floors: 5 - Lino/Vinyl				Override:		%															
Sec Floors: 4 - Carpet	30%			Total: 35%																	
Bsmnt Flr: 12 - Concrete				CALC SUMMARY																	
Subfloor:				Basic \$ / SQ: 105.00																	
Bsmnt Gar:				Size Adj.: 1.25000000																	
Electric: 3 - Typical				Const Adj.: 0.95381570																	
Insulation: 2 - Typical				Adj \$ / SQ: 125.188																	
Int vs Ext: S				Other Features: 16449																	
Heat Fuel: 1 - Oil				Grade Factor: 1.00																	
Heat Type: 1 - Forced H/Air				NBHD Inf: 1.00000000																	
# Heat Sys: 2				NBHD Mod:																	
% Heated: 100	% AC: 100			LUC Factor: 1.00																	
Solar HW: NO	Central Vac: NO			Adj Total: 353331																	
% Com Wal	% Sprinkled 0			Depreciation: 123666																	
				Depreciated Total: 229665																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 040-0-0007-0006.0										IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod/JFact	Juris. Value	AssessPro Patriot Properties, Inc			
A2	WOOD SHD	D	Y	1	14X20	A	AV	1970	6.71	T	39.2	326			1,100		1,100				
3	Garage	D	Y	1	20X22	A	AV	1925	20.68	T	40	326			5,500		5,500				
More: N	Total Yard Items:	6,600	Total Special Features:						Total:						6,600						